

FOR YOUR INFORMATION...

City of Taylorsville
Information Form

P-19

TOP 10 QUESTIONS



City of Taylorsville
Community Development Department
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Top 10 Planning and Zoning Questions

Drum roll please....

#10 What is “zoning”?

Zoning is the division of land into “districts” in which the particular uses within the district are compatible with each other. The purpose of zoning is to separate incompatible land uses in order to help preserve the health, safety, welfare, and general morals of a community.

#9 What is the legal justification for planning and zoning in Utah?

The legal authority for *planning and zoning* in the State of Utah is rooted in three general sources: the U.S. Constitution, the Utah Constitution (and subsequent enabling laws), and case law. Although the original enabling legislation that permitted zoning by Utah cities was passed by the legislature in 1925, the primary legal guidance statute for planning and zoning in the State of Utah is the Land Use Development and Management Act, also known as LUDMA (Utah Code Title 10 for cities and Title 17 for Counties) passed in 1991. Among other things, LUDMA provides the legal basis for the planning commission, the general plan, zoning, subdivisions, and the board of adjustment (the zoning appellant body).

#8 What is the difference between the Taylorsville General Plan and the Taylorsville Zoning Ordinance?

The General Plan is a document adopted by the City Council based on a recommendation from the Planning Commission that sets forth general guidelines for proposed future development within the city. A general plan generally contains chapters relating to housing, transportation, parks and recreation, urban design, land use, and any other development related issue that the community deems appropriate. The zoning ordinance is a set of laws that are also adopted by the City Council based upon a recommendation from the planning commission that are used as tools to help *implement* the general plan by assuring a compatible interrelationship of land uses in such a way that the goals of the community are promoted.

#7 Who is responsible for implementing the Taylorsville General Plan?

Generally speaking, the implementation of the general plan is a series of many incremental decisions and actions by various groups within the City, but the primary responsibilities for implementing the laws and regulations created to implement the plan falls on the shoulders of the City Council, the Planning Commission, the Board of Adjustment, and City Staff.

#6 What types of things are regulated by the zoning ordinance?

The zoning ordinance regulates such things as land use and intensity, building setbacks, off street parking, landscaping, floodplains, signage as well many other matters concerning the physical development of the City.

#5 How do I find out the zoning designation of my property and what it means?

The official zoning map of the City of Taylorsville indicates the zoning classification of all properties within our City boundaries. A copy of the Taylorsville zoning map is on display at the Taylorsville Community Development Department and can also be found on the Taylorsville web page at www.ci.taylorsville.ut.us. The map contains a color coded key that identifies each zoning district within the City. To ascertain what your zoning classification is simply find your property on the map and match the map color to the color coded key **-or-** if you don't have access to a map, simply call the Taylorsville Planning Department at 963-5400 and request your zoning designation from any staff planner. As a general rule, your zoning classification is a combination of a letter and numbers, with the letter representing the use and the numbers indicating the intensity. For example an R-1-8 classification means residential (R) single family (1) on a minimum 8,000 (8) square foot lot. Other categories include: A-agricultural; RM-residential multi-family; C-commercial; M-manufacturing; OP-office professional and MD-mixed development.

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#4 What is the difference between the City Council, Planning Commission, and the Board of Adjustment?

The City Council is the elected legislative branch of the city while the Planning Commission and Board of Adjustment are comprised of Taylorsville residents appointed by the Mayor with the advice and consent of the City Council. As elected officials, the City Council makes all final decisions regarding the adoption and amendments to the general plan and the Taylorsville Code of Ordinances. The Planning Commission is responsible for administering the provisions of the zoning and subdivision ordinances, reviewing all subdivision and conditional use permit applications, and making recommendations to the City Council regarding adopting and amending the City's general plan, subdivision ordinance, zoning ordinance and zoning map. Every city in Utah that has adopted a zoning program is required by State Law to adopt a Board of Adjustment to provide a process for relief of any injustice that may arise with the strict application of the zoning ordinance.

#3 According to City Code, what is considered my front yard, my side yards, and my rear yard?

The front yard is defined as the area between the front facade of your house (or other building for non-residential uses) and your front property line extending the entire width of your property. Conversely, the rear yard is defined as the area between the rear facade of your house (or other building for non-residential uses) and your rear property line extending the entire width of your property. Side yards are those areas adjacent to your side lot line between the front and rear walls of your house (see **figure 1** below).

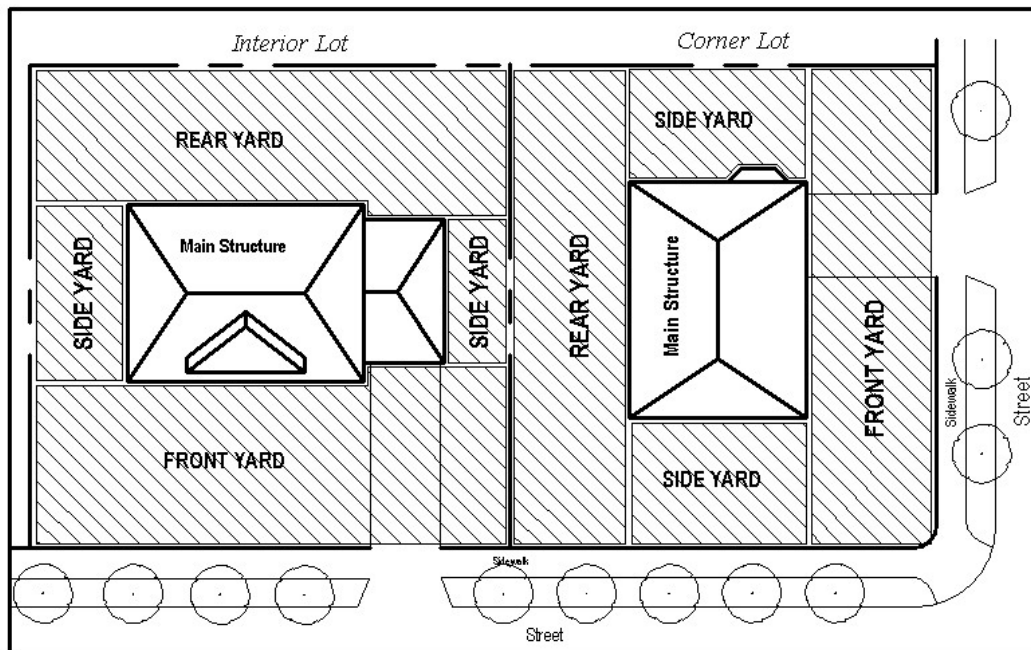


Figure 1 – Front yard, rear yard and side yards illustration

#2 I want to know more about the general plan and the future of my community, how can I view the Taylorsville General Plan?

The Taylorsville General Plan and each of the plan addendums (aka small area master plans) are available for review or purchase from the Taylorsville Community Development Department located on the second floor of the Taylorsville City Hall. Cost to purchase the plan is \$15. A general plan summary is also available free of charge and available at the **Information Station** in the lobby of the Community Development Department.

#1 Is all this really worth the trouble?

Absolutely! Admittedly, with the complexity of the world today it is virtually impossible to create a perfect planning and zoning program, but without land use controls, haphazard and incompatible development would run rampant. For example an *auto body shop* could be constructed in the middle of a single family neighborhood; roads wouldn't connect between neighboring developments; homes could be built in floodplains; and the list goes on and on. By adopting a quality general plan that clearly articulates the goals and objectives of the City followed by consistent implementation of the plan, the City of Taylorsville will continue to thrive and be a quality place to live, work and play!